



Albert Chambers,

Canal Street, Congleton,
Cheshire CW12 4AA

Annual Rental Of £10,500
(exclusive) + fees

- GROUND FLOOR OFFICES IN PERIOD PROPERTY
- IN TOTAL 862 FT² (80 M²)
- TOWN CENTRE LOCATION

TO LET (Unfurnished)

An opportunity to let a very well-presented ground floor self-contained office suite located near the High Street in the heart of the business district of Congleton.

The property has gas central heating and is approached through a communal central lobby leading to three separate offices and two cloakrooms.

The accommodation amounts to 862ft² (80m²) which, subject to negotiation and mutual agreement, the landlord may sub-divide.

Congleton is strategically located between the industrial regions, with the Potteries to the south and Manchester to the north, which had led to an expansion in industrial and office activity. The town benefits from easy access to the motorway network (Junctions 17 and 18 of the M6) and Manchester International Airport. Congleton also has a train station with links to national rail networks.

The accommodation briefly comprises:

(all dimensions are approximate)

COMMUNAL ENTRANCE LOBBY 2.29m (7ft 6in) x 1.68m (5ft 6in): Door to:

FRONT OFFICE 1 5.38m (17ft 8in) x 4.11m (13ft 6in) reducing to 11 7in (3.35m): Steps up to:

REAR OFFICE 2 4.34m (14ft 3in) x 3.53m (11ft 7in) extending to 12 4in (3.75m): Kitchen units. Door to:



CLOAKROOM: with wash hand basin and low flush w.c.

REAR OFFICE 3 5.13m (16ft 10in) x 3.71m (12ft 2in) reducing to 11 0in (3.35m): Door with steps to:

2nd CLOAKROOM: Wash hand basin and low flush w.c.

FRONT OFFICE 4 4.47m (14ft 8in) x 4.42m (14ft 6in) reducing to 8 10in (2.69m): Irregular shape maximum measurement. Door to understairs storage.

OUTSIDE: To the front the property abuts onto the pavement and Canal Street. There is municipal car parking in Chapel Street and behind Lawton Street.

SERVICES: The property benefits from all mains services.

RATEABLE VALUE: Ground floor suite rateable value £6,900.

RENTAL: £10,500 p.a. In addition there will be a service charge to cover communal items such as heating, water, insurance etc.

TERMS: A new lease will be drawn up. Terms by negotiation.

LEGAL COSTS: As is usual, the ingoing tenant is to be responsible for the legal costs of both parties involved in this transaction.

VIEWING: Strictly by appointment through sole letting agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 4AA



NOTICES RELATING TO PROPERTY MISREPRESENTATION AND PROPERTY MISDESCRIPTIONS ACT

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7. The date of this publication is **March 2025**.
8. Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.

Energy performance certificate (EPC)		
Albert Chambers Canal Street CONGLETON CW12 4AA	Energy rating D	Valid until: 26 November 2033 Certificate number: 8986-2927-5084-7134-8070

Property type	Offices and Workshop Businesses
Total floor area	162 square metres

Rules on letting this property

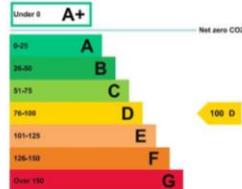
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



Disclaimer

Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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